

# TWO ELEVEN COMMERCE







# WHERE BUSINESS & ENTERTAINMENT MERGE

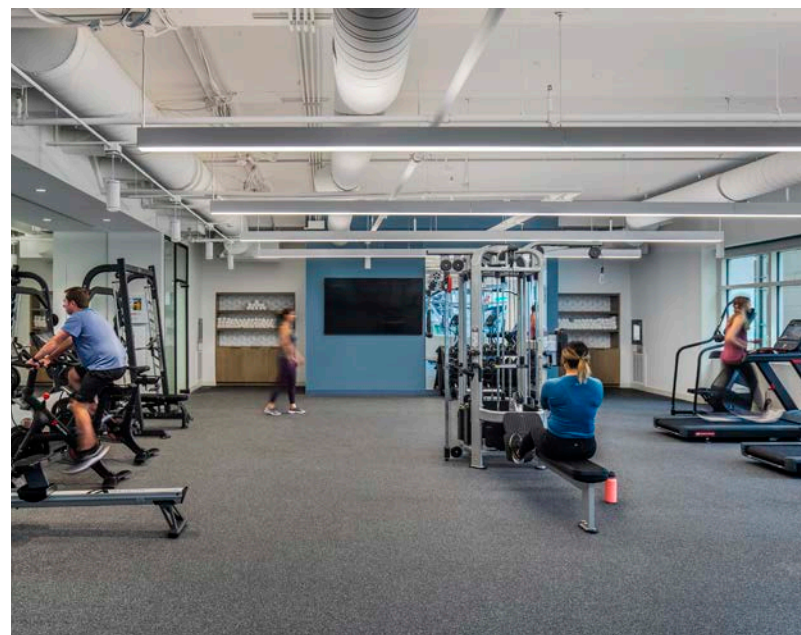
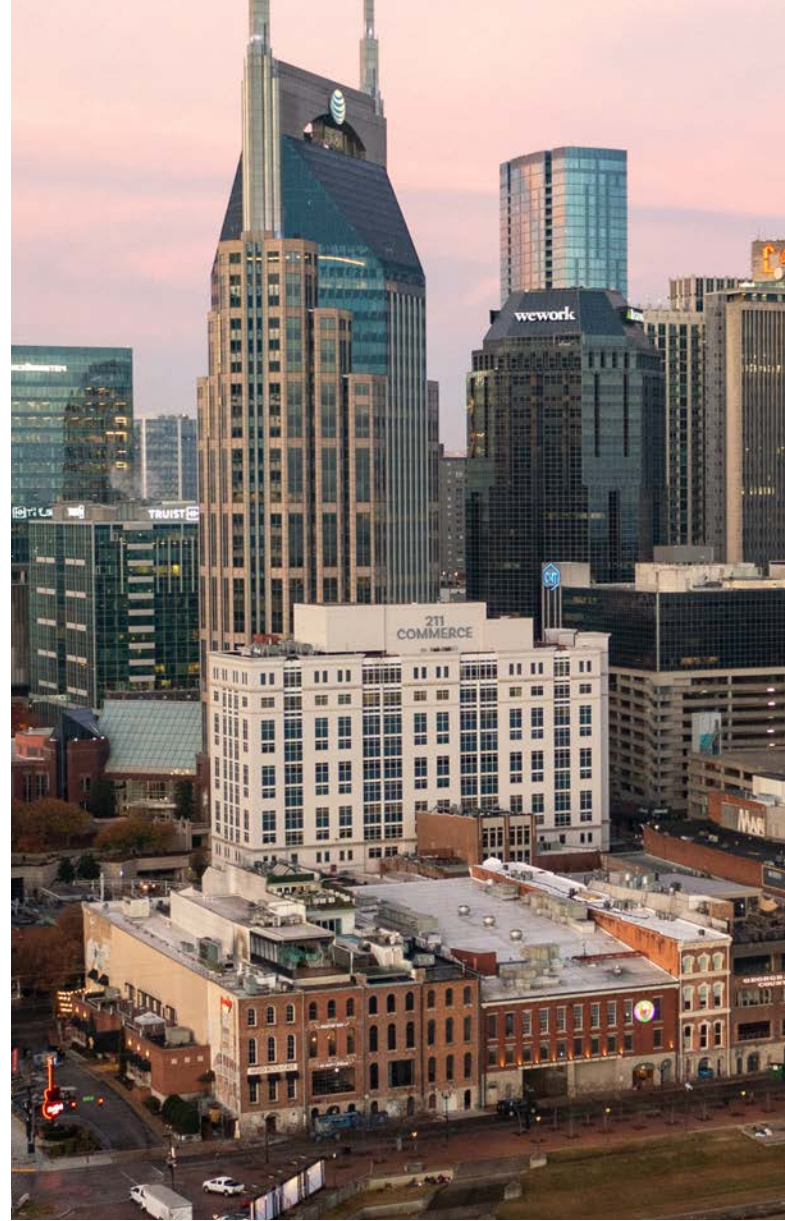
Premium office space is now available in this sleek and sophisticated development, situated in the creative heart of downtown Nashville with access to key locations. Renovated to provide the full range of high-tech amenities for today's workforce, this is the perfect modern headquarters for your business.



# PROPERTY — HIGHLIGHTS

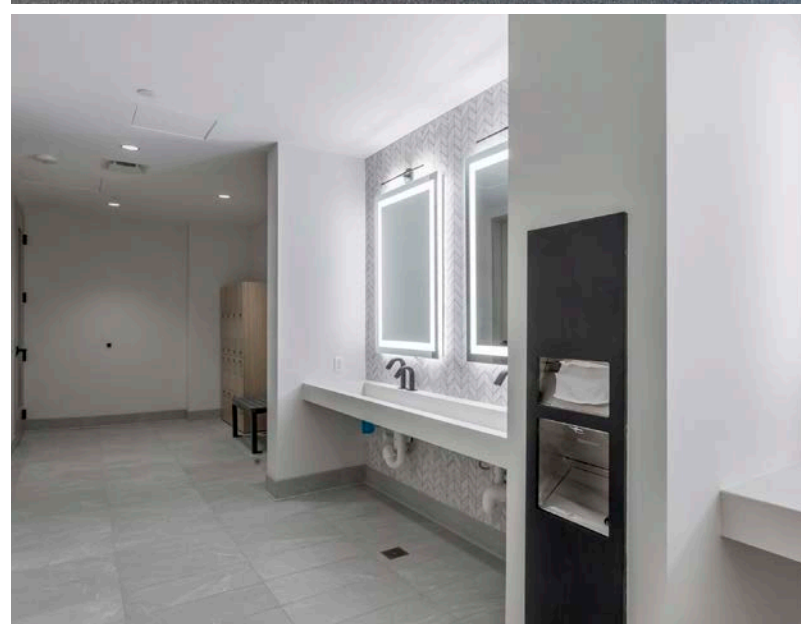
High-end office space in the heart of downtown Nashville

- \$15 million in upgrades completed
- Located two blocks from the new Fifth and Broadway Food Hall
- 2/1000 parking in the building and 26 operators within 2 blocks
- Ground floor retail and restaurant outlets including Black Tap Craft Burgers & Beer
- Modern amenities

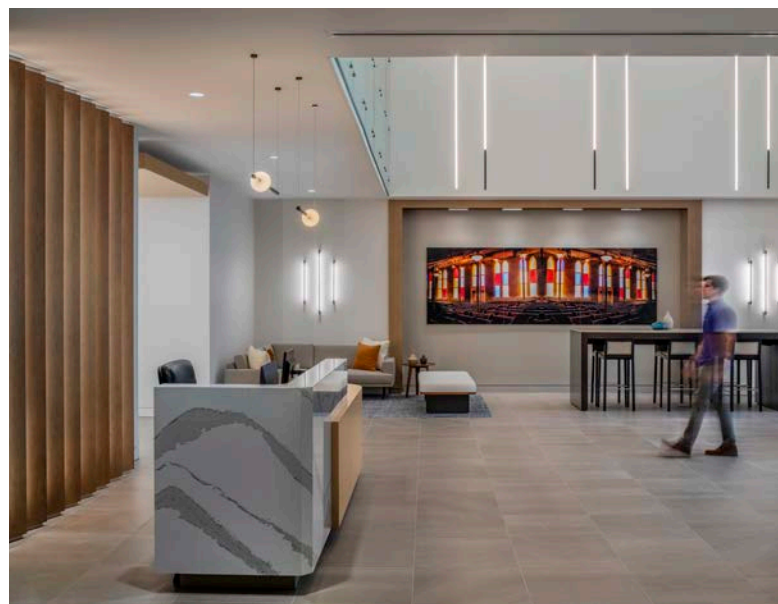


## RECENTLY COMPLETED RENOVATIONS:

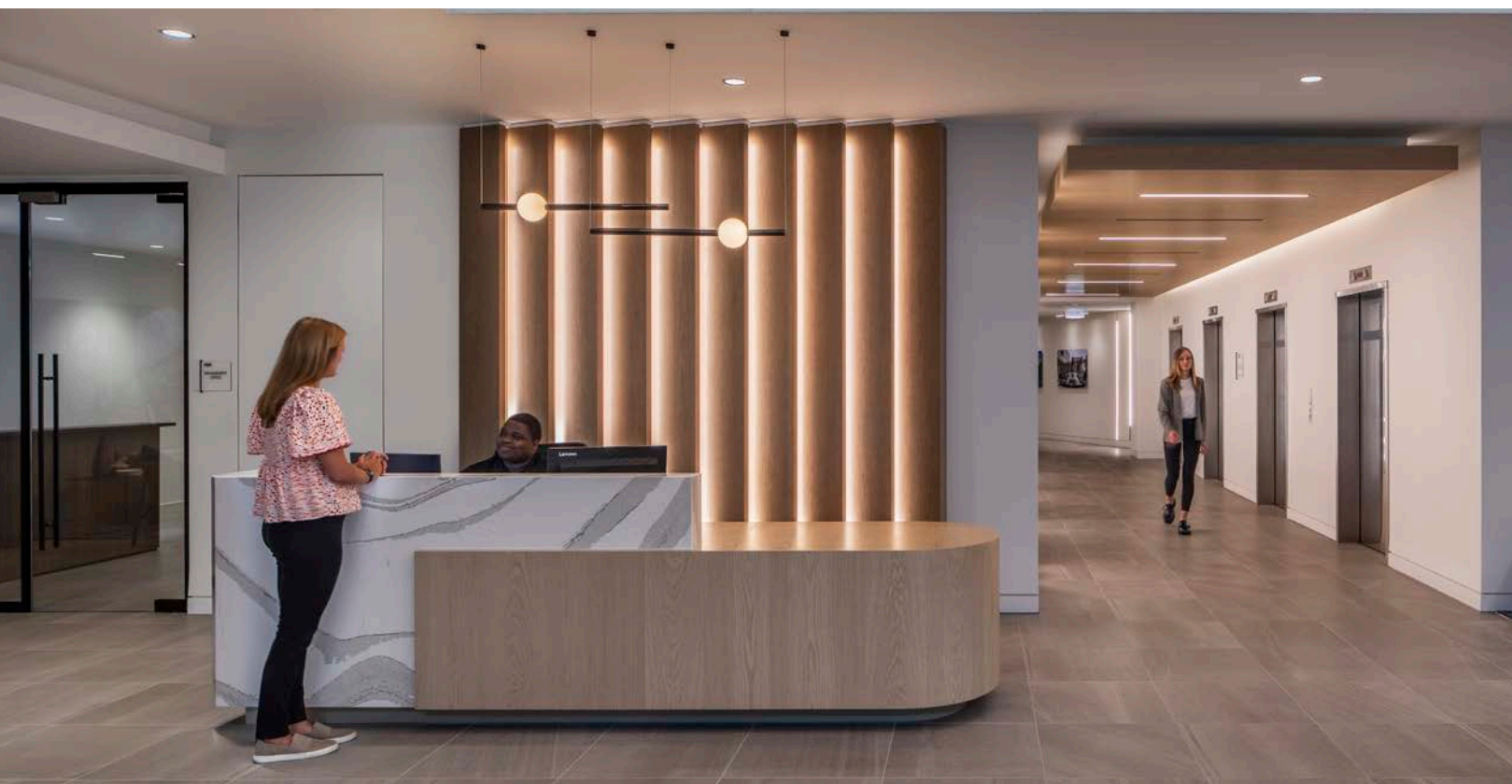
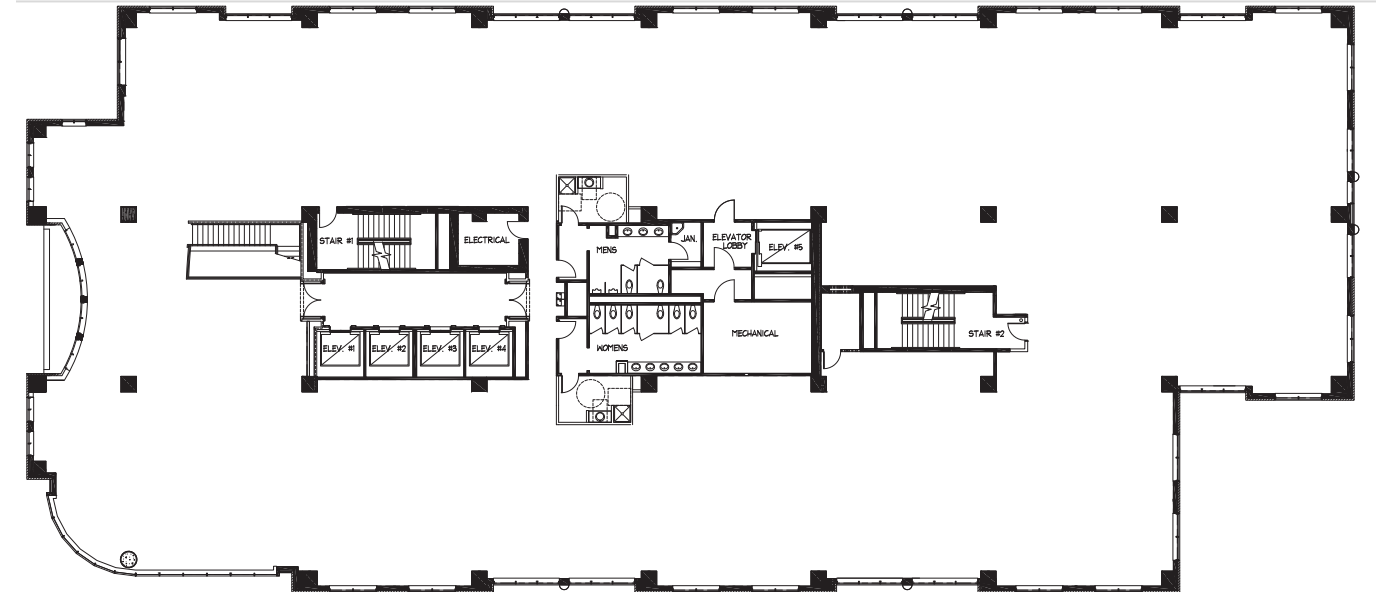
- Lobby & entry renovations
- Painted exterior facade for fresh look and feel
- New windows with 8x more daylight
- Indoor/outdoor tenant lounge
- New building conference center
- New state-of-the-art fitness center
- Renovation and activation of outdoor plaza underway
- Remodeled and modernized elevators



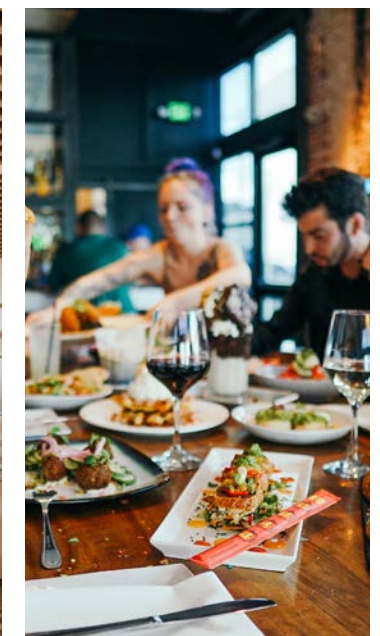




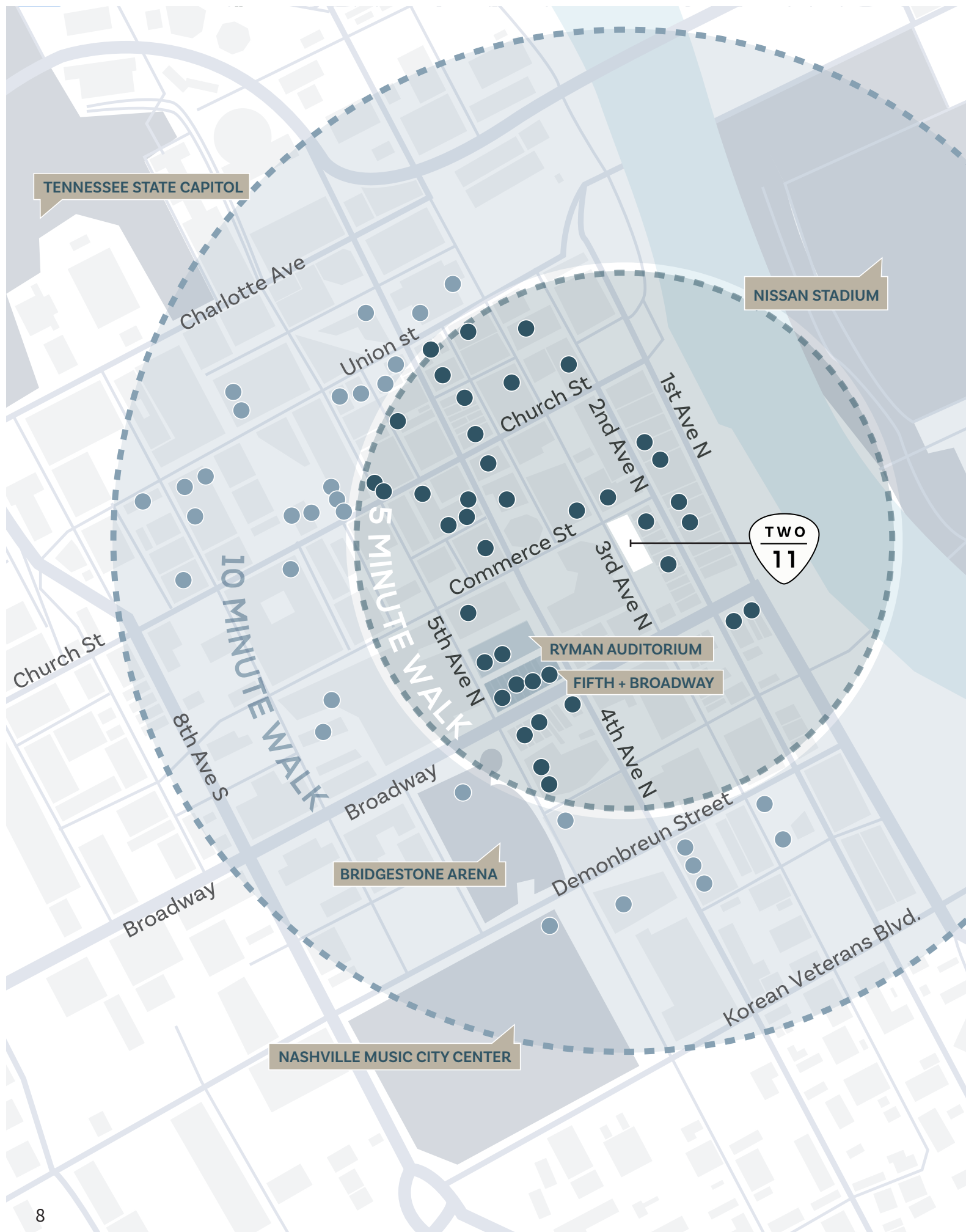
## EFFICIENT FLOORPLATES (Average floorplate: 22,470 SF)



**4,300 SF**  
Available high  
end restaurant  
and retail space  
Black Tap Craft  
Burgers & Beer  
opening Q1 2023







Being located in the creative heart of downtown Nashville, you'll have an inspiring choice of over 480 restaurant, hotel, retail and entertainment experiences right outside your front door.

### 5 MIN. WALK HIGHLIGHTS:

#### RETAIL & RESTAURANTS

SHAKE SHACK®

CAVA

Apple Store

BLANCO  
COCINA + CANTINA



ALL LOCATED AT  
FIFTH + BROADWAY

Rare Bird

Merchants  
EST. 1892

#### ENTERTAINMENT

RYMAN  
AUDITORIUM®

The JOHNNY CASH  
MUSEUM

## LOCAL AMENITIES

#### HOTELS

FAIRLANE  
HOTEL

BOBBY  
HOTEL

DREAM  
NASHVILLE | PRINTER'S ALLEY

NOELLE  
MUSEUM HOTEL

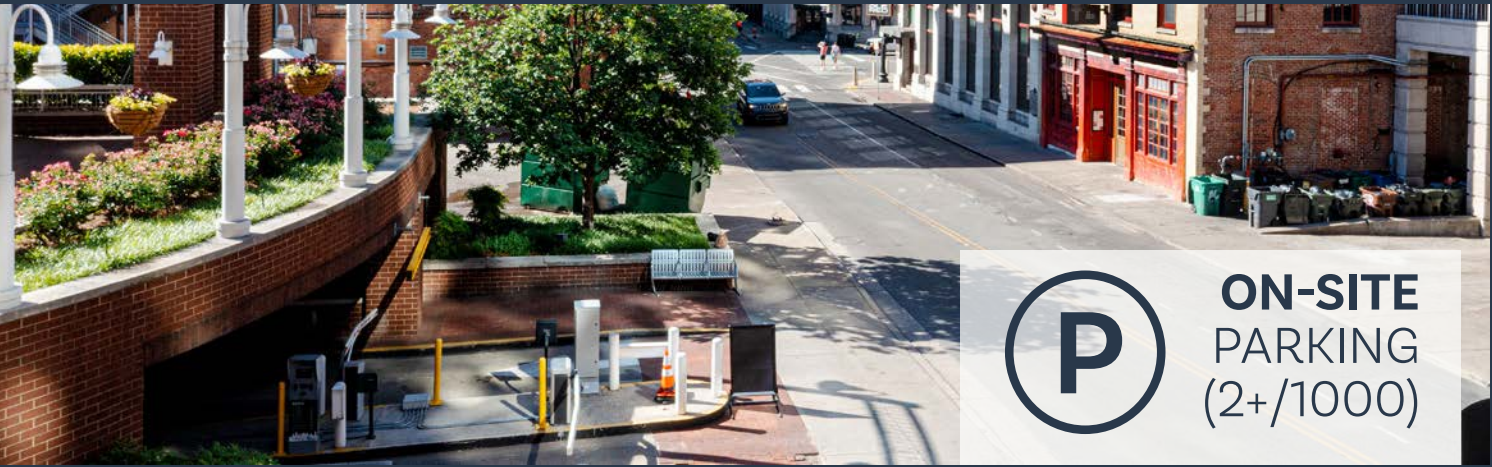


## ASSEMBLY FOOD HALL

At Assembly Hall, you won't just find a little bit of everything. You'll find a lot of everything. With over 20 different options featuring inspired menus, craft cocktails and unforgettable rooftop views.



# CLEAR CONNECTIVITY




## GET TO KNOW YOUR NEIGHBORHOOD


Fifth & Broadway:	5 min. walk	Wedgewood Houston:	10 min. drive
Rolling Mill Hill/Peabody:	15 min. walk	Midtown:	10 min. drive
East Nashville:	6 min. drive	The Nations:	13 min. drive
The Gulch:	7 min. drive	Green Hills:	14 min. drive
Germantown:	8 min. drive		



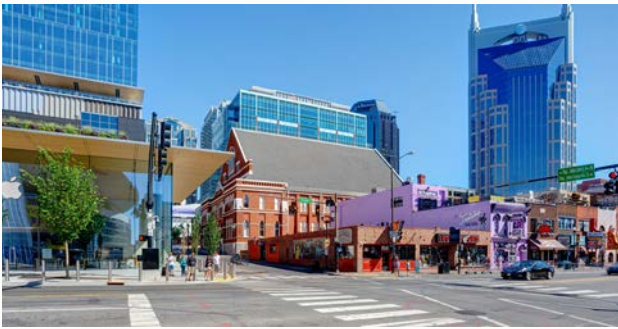
5 minute walk to:

 **150**  
Restaurants

 **Multiple**  
Sports & entertainment venues

 **1500+**  
Proposed & existing residential units

 **River front**  
Cumberland River Greenway







# TWO | — | ELEVEN COMMERCE

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